

**FRANKLIN COUNTY COMMISSIONERS MEETING  
FEBRUARY 26, 2019, 10:00 A.M.  
COMMISSIONERS/COUNCIL MEETING ROOM, #203**

The Franklin County Commissioners met in regular meeting on February 26, 2019, at 10:00 a.m. in the Commissioners/Council Meeting Room. Those present were Tom Wilson, Tom Linkel, Gerald Wendel, Carol Westerman, Commissioner's Secretary and Karla Bauman, Franklin County Auditor.

The meeting was opened and pledge of allegiance led by President, Tom Wilson.

**Tom Wilson moved to open the Drainage Board meeting.** The meeting was scheduled for the purpose of finalizing the certification of the Jeff Myer Ditch. Grant Reeves is working on the paper work to get the certification of the Jeff Myer ditch finalized so it can be filed with the Auditor's office. He requested that the Drainage Board meeting be recessed at this time and reconvened at 10:00 a.m. on March 5, 2019. Commissioners approved the recess.

**Tom Wilson moved to open the regular meeting, seconded by Tom Linkel, all in favor, motion carried.**

**Brenda Eckerle, FC Assessor – Appointments to PTABOA.** Brenda Eckerle came before the Commissioners for their two appointments to the PTABOA Board. She would like the Commissioners to appoint Ken Murphy and Tom Vohland. **Motion to appoint Ken Murphy and Tom Vohland to the PTABOA board by Tom Wilson, seconded by Tom Linkel, all in favor, motion carried.**

**Award Tree Trimming Quote:** The bids for quotes on tree trimming services was opened at the February 12, 2019 meeting. Commissioners at that time took the quotes under advisement to be awarded during this meeting. Tom Linkel would like to award both bids in the event one company is not available when needed. **Motion to award to Arbor Cut in the amount of \$163.00 per hour and to Creative Landscaping in the amount of \$247.00 per hour by Tom Linkel, seconded by Gerald Wendel, all in favor, motion carried.**

**Redevelopment Commission Resolution:** Grant Reeves presented Resolution 2019-07 to the Commissioners for passage. Resolution 2019-07, is a resolution approving an amending declaratory resolution of the Franklin County Redevelopment Commission and amended plan for the Golden Road Economic Development Area and approving the Order of the Franklin County Area Plan Commission, which was approved on February 13, 2019. **Motion to approve Resolution 2019-07, amending the Declaratory Resolution of the Franklin County Redevelopment Commission for the Golden Road Economic Development Area, by Tom Linkel, seconded by Tom Wilson, all in favor, motion carried.** Mr. Reeves also stated that an impact study will be done and provided prior to the public hearing. Mrs. Simmermeyer asked what kind of impact this expansion would have on the school district. That information will be provided when the impact study is completed. None of the landowners of the proposed TIF

expansion area have expressed an interest to opt out. Sara Duffy stated that Statewide counties are sitting on 1.1 billion in TIF revenue. It has also been estimated that approximately 130 million has been taken from schools statewide due to TIFs.

Mr. Reeves also addressed a couple of issues with properties in Franklin County not being in compliance with the Area Plan Commission and that Certificate of Occupancy have not been issued. Mr. Reeves would like to send each of them a letter to see if we can get them compliant. **Motion for Grant to send both landowners a letter to see if we can get them compliant by Tom Linkel, seconded by Gerald Wendel, all in favor, motion carried.**

**Approve Minutes: February 12, 2019: Motion to approve the February 12, 2019 minutes by Tom Linkel, seconded by Gerald Wendel, all in favor, motion carried.**

**Approve Claims: Motion to approve the claims by Tom Linkel, seconded by Tom Wilson, all in favor, motion carried.**

**Approve Payroll and Payroll Deductions: Motion to approve the payroll and payroll deductions, Tom Linkel, seconded by Tom Wilson, all in favor, motion carried.**

**Clerk & Treasurer, January, 2019 Monthly Reports: Motion to acknowledge receipt of the Clerk and Treasurer January, 2019 monthly reports, by Tom Linkel, seconded by Gerald Wendel, all in favor, motion carried.**

Mrs. Simmermeyer asked about the Lawrenceburg lawsuit. The Commissioners believe it is currently under appeal. Sara Duffy asked the commissioners about roadside spraying. Mr. Linkel stated that they will be testing a couple of miles in each district.

Mr. Linkel noted that there was going to be a webinar on March 1, 2019 for training on the budget/expenditures of the MVH in light of the new requirements that 50% be spent on road construction, reconstruction and preservation.

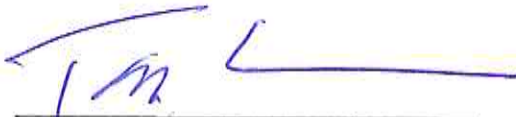
**Adjourn: Motion to adjourn by Tom Linkel, seconded by Tom Wilson, all in favor, motion carried.**

Others Present: Mark R. Simmermeyer, Mildred I. Simmermeyer, Wayne Monroe, Bill Schirmer, Perry Knox, SJCA, Amanda Lawrence, SJCA, Steve Meyer, Brenda Eckerle, Peter W. Cates, Gregory Mehlbauer, John Estridge, Doug Graf, Sara Duffy, Glenn Bailey, John Palmer, Marty Han, E & H Bridge.

Minutes approved March 5, 2019.

AYES:

NAYS:

  
\_\_\_\_\_  
Tom Wilson

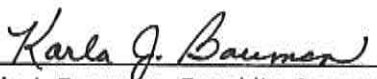
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Tom Wilson

  
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Tom Linkel

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Tom Linkel

  
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Gerald Wendel

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Gerald Wendel

Attested By:   
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Karla J. Bauman, Franklin County Auditor

FILED

FEB 26 2019

RESOLUTION NO. 2019 - c7

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, INDIANA, APPROVING AN AMENDING DECLARATORY RESOLUTION OF THE FRANKLIN COUNTY REDEVELOPMENT COMMISSION AND AMENDED PLAN FOR THE GOLDEN ROAD ECONOMIC DEVELOPMENT AREA AND APPROVING THE ORDER OF THE FRANKLIN COUNTY AREA PLAN COMMISSION

*John J. Bauman*  
FRANKLIN COUNTY AUDITOR

WHEREAS, on January 22, 2013, Franklin County Redevelopment Commission (the "Commission") adopted a Declaratory Resolution (the "Original Declaratory Resolution") designating an area within Franklin County, Indiana (the "County"), as an economic development area named the Golden Road Economic Development Area (the "Area"), designating the entire Area as an allocation area (the "Allocation Area"), and approving the Golden Road Economic Development Area Plan (the "Plan") for the Area; and

WHEREAS, the Commission has adopted an amending Declaratory Resolution 2018-1 (the "Amending Declaratory Resolution") which (1) amends the Area and Allocation Area by adding parcels (the "2018 Expansion Allocation Area") and (2) amends the Plan for the Area (the "2018 Plan Amendment"); and

WHEREAS, the Franklin County Area Plan Commission (the "Plan Commission") approved the Amending Declaratory Resolution and the 2018 Plan Amendment; and

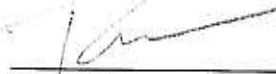
WHEREAS, the Act requires approval of the Amending Declaratory Resolution and the action of the Plan Commission by the Board of Commissioners (the "Board");

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Franklin County, Indiana, as follows:

1. The Amending Declaratory Resolution for the Area and the Plan are in all respects approved, ratified and confirmed by the Board.
2. The action of the Plan Commission is in all respects approved, ratified and confirmed by the Board.
3. The County Auditor is hereby directed to file a copy of the Amending Declaratory Resolution, the 2018 Plan Amendment and the approving Order of the Plan Commission with the permanent minutes of the meeting.
4. This resolution shall be effective from and after passage.

Adopted this 26th day of February, 2019.

BOARD OF COMMISSIONERS  
FRANKLIN COUNTY, INDIANA



\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
County Auditor




ORDER OF THE FRANKLIN COUNTY AREA PLAN COMMISSION  
DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY  
RESOLUTION APPROVED AND ADOPTED BY THE FRANKLIN COUNTY  
REDEVELOPMENT COMMISSION CONFORMS TO THE  
COMPREHENSIVE PLAN AND APPROVING SAID AMENDING  
DECLARATORY RESOLUTION

WHEREAS, the Franklin County ("County") Redevelopment Commission ("Commission") did on January 22, 2013, adopt a declaratory resolution (the "Original Declaratory Resolution") establishing the Golden Road Economic Development Area (the "Area") and the Original Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on September 17, 2013; (the "Original Confirmatory Resolution");

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area;

WHEREAS, on November 29, 2018, the Commission recorded a resolution amending the Area Resolution ("Amending Declaratory Resolution") to include additional properties; and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution by the Franklin County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE FRANKLIN COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution conforms to the comprehensive plan of the County.
2. The Amending Declaratory Resolution is in all respects approved, ratified and confirmed.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution with the permanent minutes of this meeting.

Passed by the Franklin County Area Plan Commission, this 13 day of February, 2019.

FRANKLIN COUNTY AREA PLAN  
COMMISSION

Robert F. Braun  
President

ATTEST:

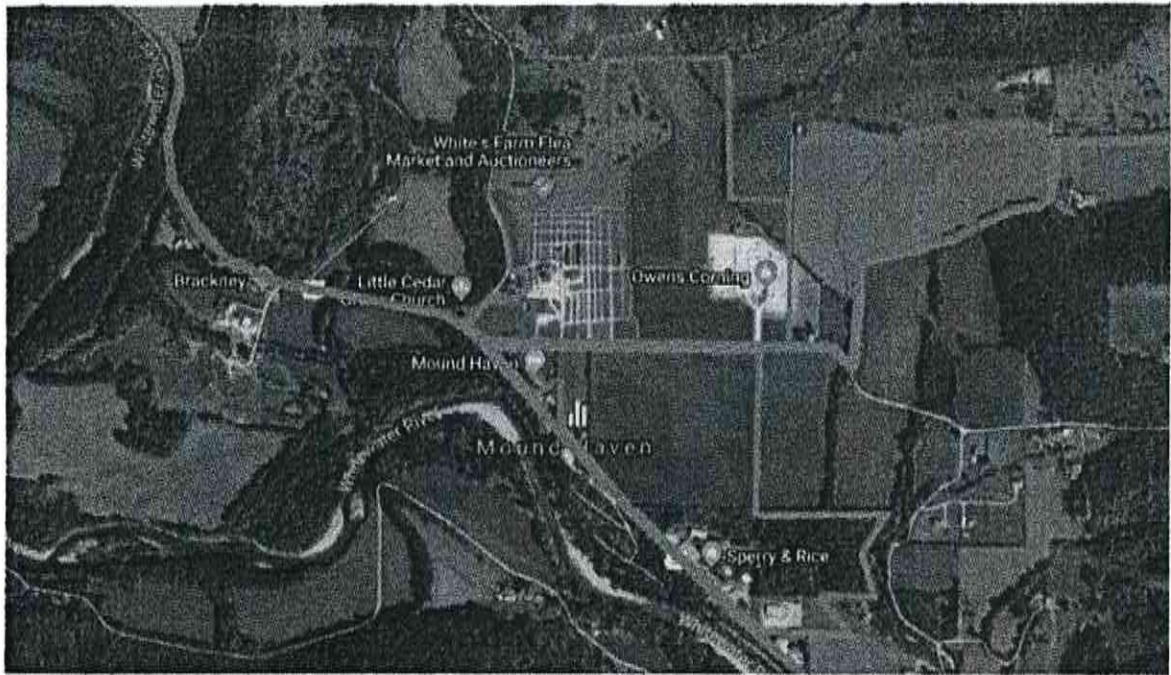
Natalie J. Shunk  
Secretary

**EXHIBIT A**  
**MAP OF 2018 EXPANSION AREA**













# PARCEL LIST

Parcel ID Number
24-10-02-200-003.000-003
24-10-02-200-001.001-003
24-10-32-400-001.000-003
24-10-33-100-001.001-003
24-16-03-100-003.001-003
24-16-03-100-003.003-003
24-16-03-300-002.000-003
24-16-03-300-004.000-003
24-16-03-300-003.000-003
24-16-03-300-005.001-003
24-16-03-400-001.000-003
24-16-03-400-001.002-003
24-16-03-400-012.000-003
24-16-03-400-001.001-003
24-16-03-400-003.000-003
24-16-26-200-001.000-008

RESOLUTION No. 2018-1



AN AMENDING DECLARATORY RESOLUTION OF THE FRANKLIN  
COUNTY REDEVELOPMENT COMMISSION AMENDING THE GOLDEN  
ROAD ECONOMIC DEVELOPMENT AREA AND THE PLAN FOR SUCH  
AREA

WHEREAS, the Franklin County (the "County") Redevelopment Commission (the "Commission"), did on January 22, 2013, adopt a declaratory resolution (the "Declaratory Resolution") establishing the Golden Road Economic Development Area (the "Area") and allocation area (the "Allocation Area") and the Declaratory Resolution was confirmed following a public hearing, by a Confirmatory Resolution adopted on September 17, 2013; and

WHEREAS, the Declaratory Resolution approved the economic development plan for the Area (the "Plan") which Plan contained recommendations for economic development in the Area; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution to (1) amend the Area and Allocation Area by adding parcels (the "2018 Expansion Allocation Area") and (2) amend the Plan for the Area (the "2018 Plan Amendment"). The map of the 2018 Expansion Allocation Area are set forth in the attached as Exhibit A for reference; and

WHEREAS, the Allocation Area will maintain its respective base assessment date; and

WHEREAS, the Commission has caused to be prepared the 2018 Plan Amendment for the Area which includes new economic development opportunities presented to the Commission and for proposed redevelopment projects and programs designed to stimulate future economic development; and

WHEREAS, the 2018 Plan Amendment and supporting data have been reviewed and considered by the Commission at this meeting.

NOW, THEREFORE, BE IT RESOLVED by the Franklin County Redevelopment Commission, does hereby declare as follows:

1. The Area, including the area to be included therein as expanded, is an area needing development and redevelopment.
2. The conditions described in the Act cannot be corrected by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act because of lack of local public improvements, existence of

improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the costs of the projects contemplated by the Plan and the 2018 Plan Amendment and the necessity of requiring the proper use of land to best serve the interest of the Area and its citizens.

3. The public health and welfare will be benefited by accomplishment of the Plan and the 2018 Plan Amendment.
4. The Plan and the 2018 Plan Amendment is reasonable and appropriate when considered in relation to the original and amended resolutions and Area and the purposes of the Act, and the original and amended resolutions and Plan and the 2018 Plan Amendment, with the proposed amendment, conforms to the comprehensive plan for the County.
5. Accomplishment of the Plan and the 2018 Plan Amendment will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
6. In support of the findings and determinations set forth above, the Commission hereby adopts the specific findings set forth in the Plan and the 2018 Plan Amendment.
7. The Plan and the 2018 Plan Amendment is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the 2018 Plan Amendment with the minutes of this meeting.
8. The 2018 Plan Amendment shall be submitted to the Plan Commission and Common Council of the County for a review and approval.
9. The Secretary of the Commission is hereby directed, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1-4 and to file notice according to Indiana Code 36-7-14-17 and 36-7-14-17.5. The Commission shall establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.



ADOPTED this 7th day of November, 2018.

FRANKLIN COUNTY REDEVELOPMENT COMMISSION

Willie Shinn  
President

Tim Henson  
Vice President

Tamara

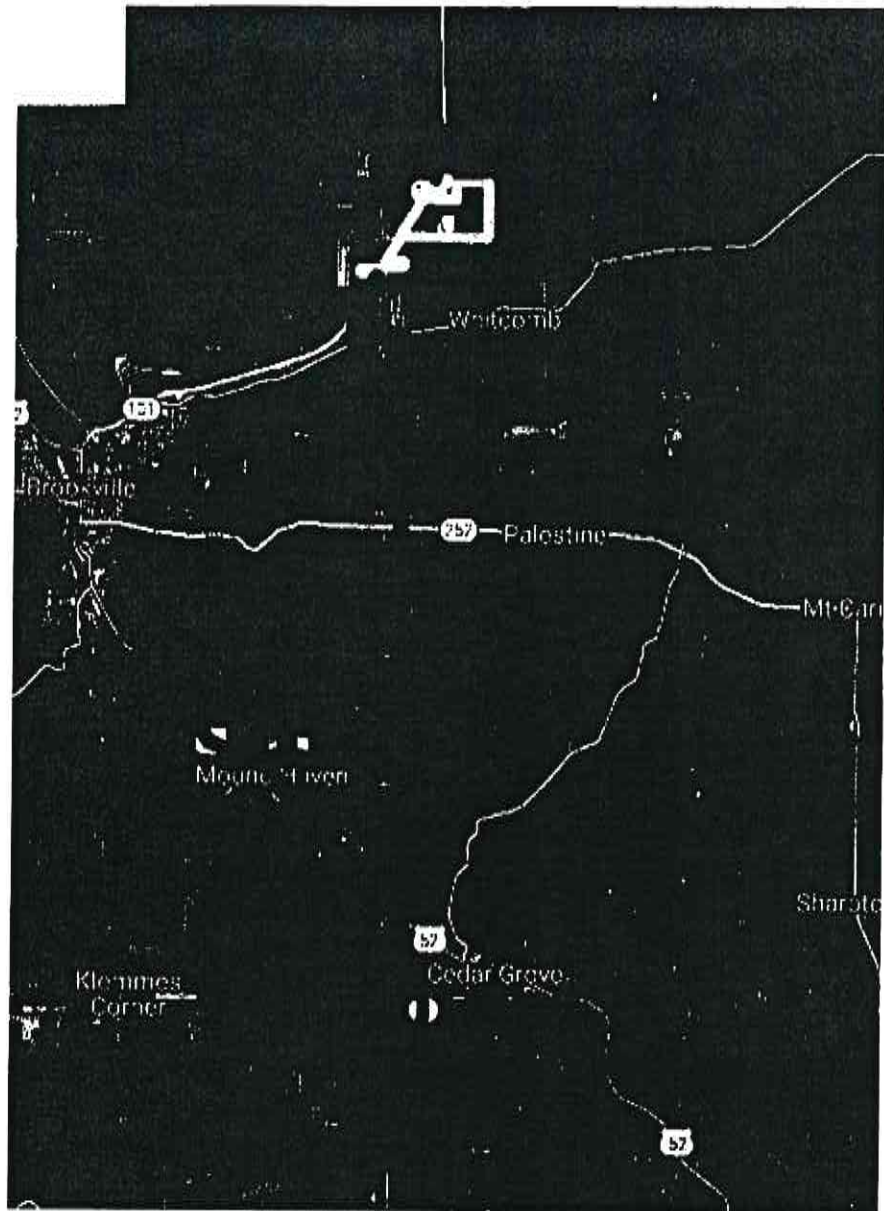
Karl J. Selke  
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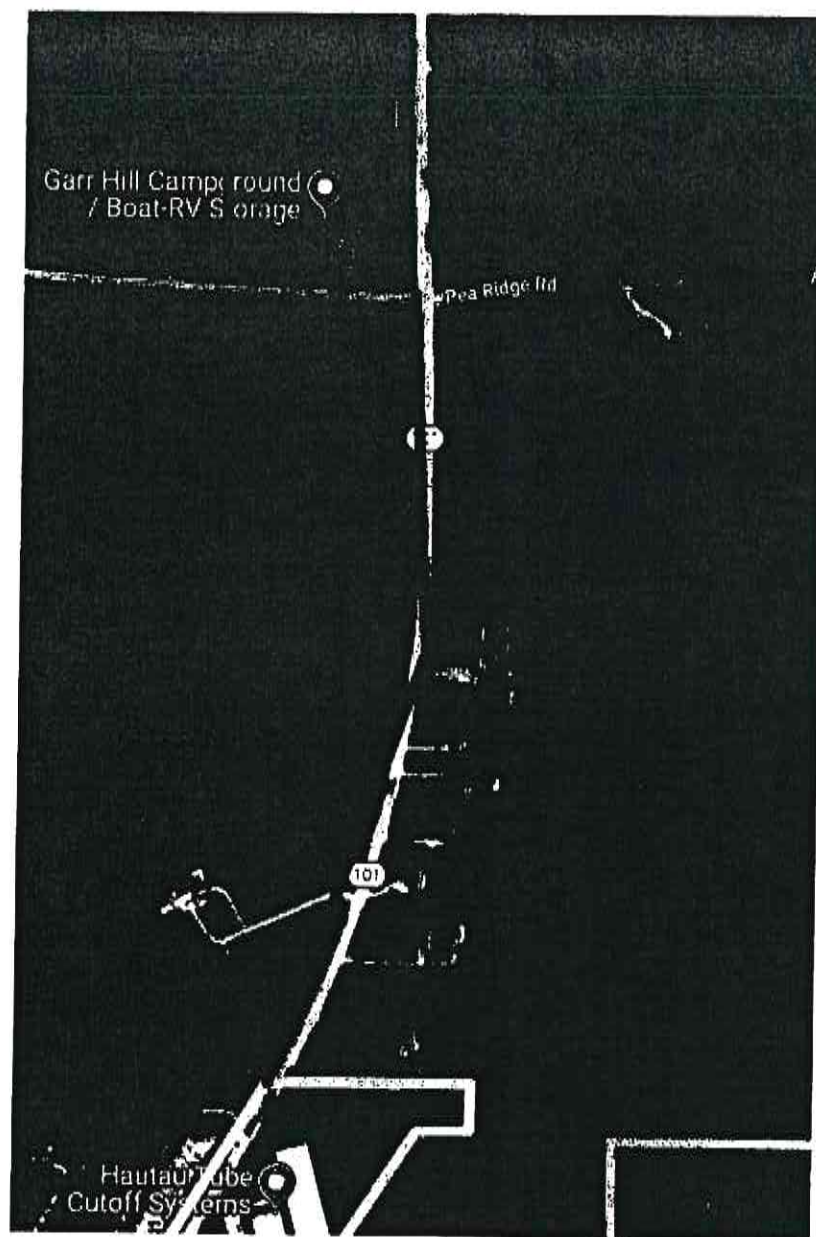
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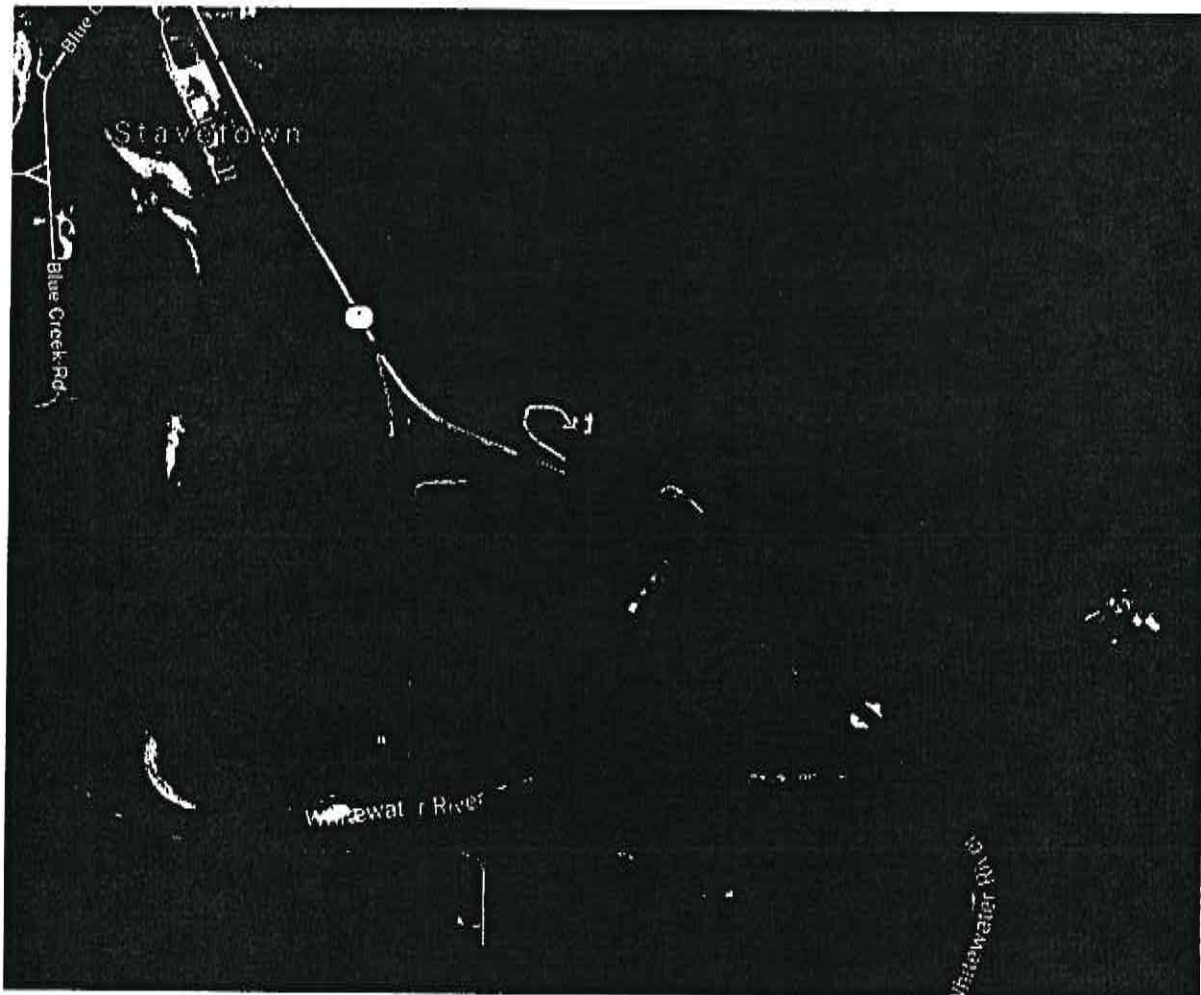
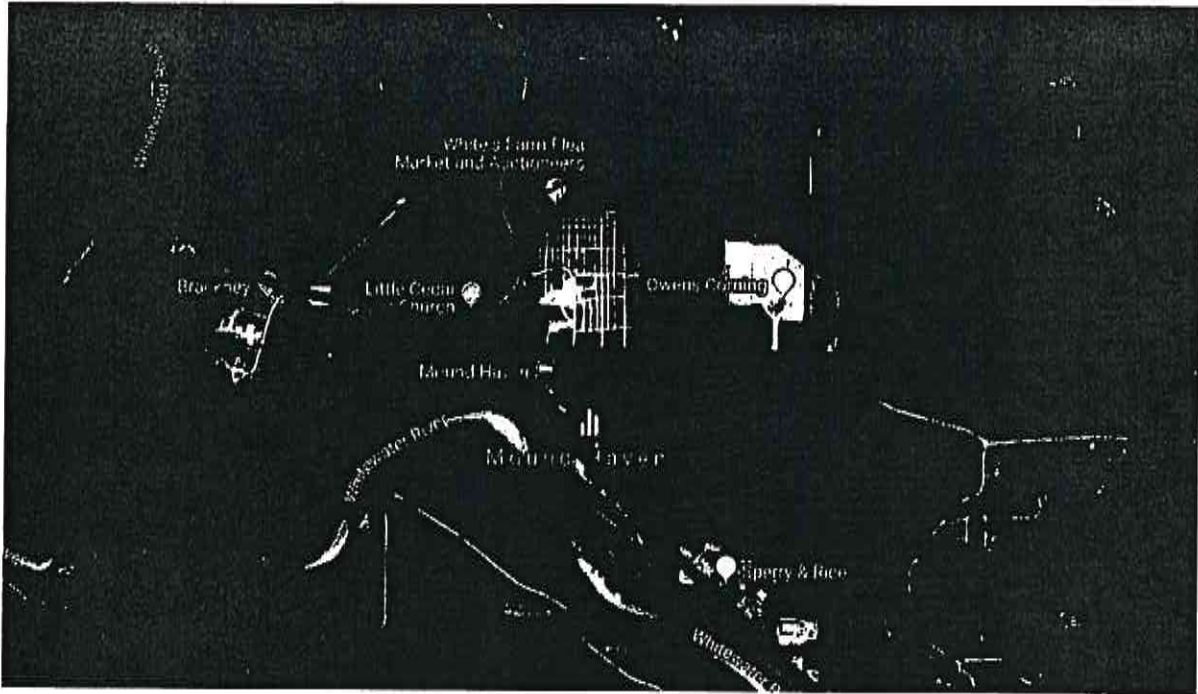
Karl J. Selke  
Secretary

Karl J. Bauman, Franklin County Auditor

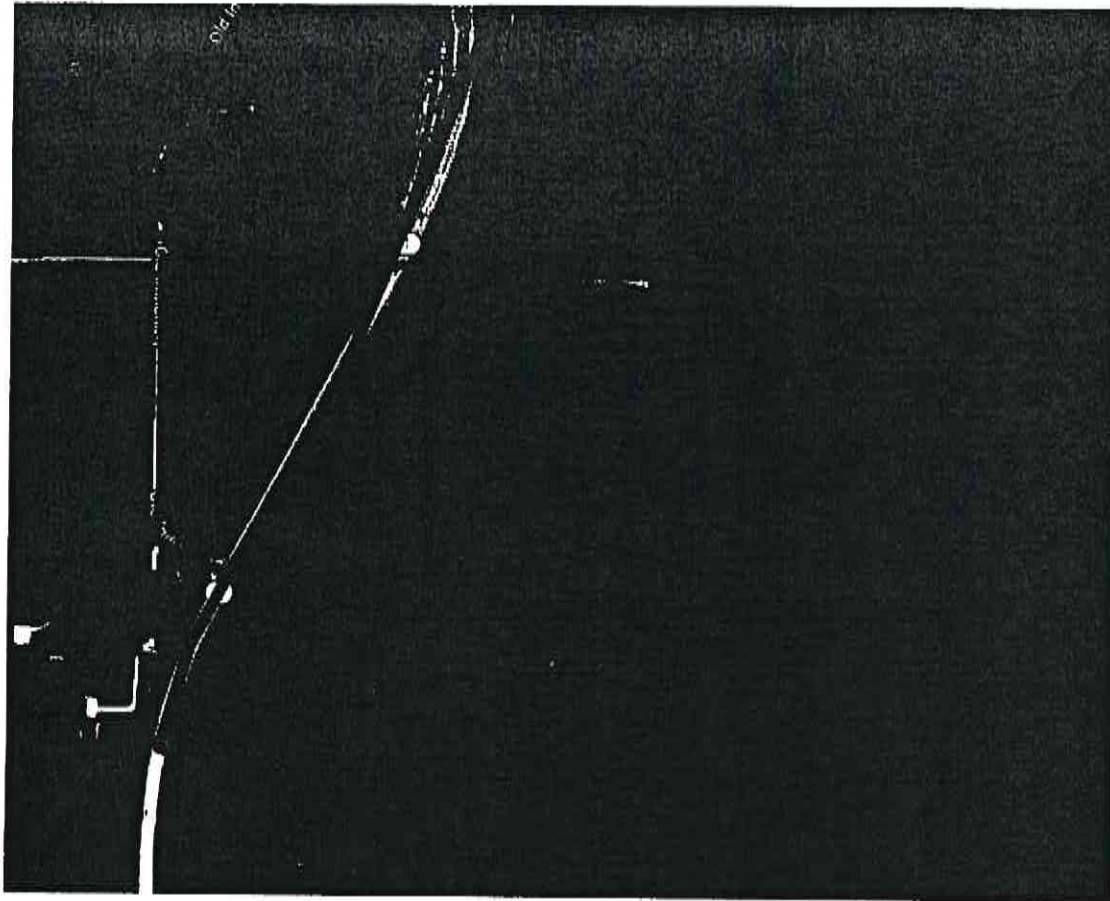
**EXHIBIT A**  
**MAP OF 2018 EXPANSION AREA**











#### PARCEL LIST

Parcel ID Number
24-10-02-200-003.000-003
24-10-02-200-001.001-003
24-10-32-400-001.000-003
24-10-33-100-001.001-003
24-16-03-100-003.001-003
24-16-03-100-003.003-003
24-16-03-300-002.000-003
24-16-03-300-004.000-003
24-16-03-300-003.000-003
24-16-03-300-005.001-003
24-16-03-400-001.000-003
24-16-03-400-001.002-003
24-16-03-400-012.000-003
24-16-03-400-001.001-003
24-16-03-400-003.000-003
24-16-26-200-001.000-008



## **EXHIBIT B**

### **ADDITIONS TO PLAN**

- 1) **Wastewater Infrastructure and Capacity**
  - Evaluate, design, construct, expand or improve wastewater infrastructure and systems that serve, or will serve, the Area
  - Evaluate, design, construct, expand or improve wastewater treatment facilities that serve, or will serve, the Area
- 2) **Water Infrastructure and Capacity**
  - Evaluate, design, construct, expand or improve water lines and other water infrastructure that serve, or will serve, the Area
- 3) **Natural Gas Infrastructure**
  - Evaluate, design, construct, extend, expand or improve natural gas infrastructure to serve the Area
- 4) **Roadway and Access Infrastructure**
  - Evaluate, design, construct, extend or expand roadway and access improvements serving the area along SR 101, Golden Road, US 52, Holland Road and SR 1
- 5) **Drainage Infrastructure and Capacity**
  - Evaluate, design, construct, expand or improve stormwater drainage systems that serve, or will serve, the Area
- 6) **Fiber Optic, Information Technology and Communication Infrastructure**
  - Evaluate, design, construct or improve facilities that house communication system electronics, information technology equipment and the installation of fiber optic cable to serve the Area
- 7) **Site Development and Improvement**
  - Evaluate, design, construct, expand or improve buffer zones, mounding, landscaping, gateway and wayfinding signage, lighting, signalization and pedestrian access facilities that serve, or will serve, the Area
  - Evaluate, investigate and masterplan portions of the Area to gain information and establish protocols that encourage and promote development in the Area
  - Study, investigate and evaluate environmental conditions in the Area that preclude development. Perform remediation activities as needed.
  - Assist in the evaluation, stabilization and removal of unsafe buildings or structures in the Area
  - Establish, or make available, revolving or forgivable loans that encourage private investment in signage and façade improvements for properties in the Area
- 8) **Assistance to Educational Entities or Workforce Training Programs**
  - Contract with an eligible entity under IC 36-7-14-25-7 to provide educational programs, work training programs, worker retraining programs or any other programs designed to prepare individuals to participate in the competitive and global economy